

CITY OF RANCHO PALOS VERDES
PUBLIC WORKS CONSTRUCTION

IRRIGATION WATER SAVINGS COMPLIANCE PROJECT AT
EAST VIEW PARK
CITY OF RANCHO PALOS VERDES, CA



WITHERS & SANDGREN
LANDSCAPE ARCHITECTURE
& PLANNING

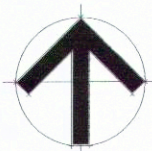
P.O. BOX 276
MONTROSE, CA 91021-0276
(818) 291-0200
(818) 882-8394 Fax

DELIVERIES
20948 TULSA STREET
CHATSWORTH, CA 91311
mail@withersandsandgren.com

VICINITY MAP



PROJECT LOCATION
EAST VIEW PARK



GENERAL NOTES

1. CONTRACTOR *MUST* VERIFY ALL DIMENSIONS IN FIELD AT START OF PROJECT. DRAWINGS ARE NOT BASED ON SITE SURVEY. REPORT ANY DISCREPANCY IMMEDIATELY TO PROJECT MANAGER.
2. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND SPECIFICATIONS, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CITY PROJECT MANAGER.
3. ALL WORK SHALL BE PERFORMED ACCORDING TO CBC, CMC, CPC, CEC, ASTM D1557, ASTM D1556, ALL APPLICABLE CITY OF RANCHO PALOS VERDES STANDARDS, CITY ORDINANCE, CALIFORNIA ENERGY STANDARDS AND THE 2009 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND ANY SUPPLEMENTS.
4. THIS WORK SHALL BE INSTALLED BY A LICENSED CONTRACTOR C-27 WHO SHALL CARRY WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY THE CITY OF RANCHO PALOS VERDES.
5. CHECK FOR EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION WORK. NOTIFY PERTINENT UTILITIES AND UNDERGROUND SERVICE ALERT AT 8-1-1 TWO WORKING DAYS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
6. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY OR SUBSTRUCTURE SHOWN IN THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. NO CERTIFICATION IS MADE AS TO ACCURACY OR THOROUGHNESS OF THESE RECORDS. APPROVAL OF THESE PLANS BY THE CITY OF RANCHO PALOS VERDES DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF COMPLETENESS, LOCATION, THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY OR SUBSTRUCTURE WITHIN THE LIMITS OF THE PROJECT.
7. CONTRACTOR SHALL ARRANGE AND PAY FOR ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION, AND ARRANGE AND PAY FOR ALL REQUIRED DEPUTY OR SPECIAL INSPECTIONS.
8. CONTRACTOR SHALL PROVIDE PRELIMINARY AND FINAL LIEN RELEASES FROM ALL SUB-CONTRACTORS PRIOR TO FINAL PAYMENT.
9. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH DEMOLITION OR CONSTRUCTION SHOWN WHEN IT IS OBVIOUS THAT UNKNOWN CONDITIONS, OBJECTS, OR GRADE CHANGES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING THE PREPARATION OF THIS PLAN. SUCH CONDITIONS, OBJECTS, OR GRADE CHANGES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
10. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY POWER, WATER, AND LIGHTING AS REQUIRED TO PERFORM THE WORK. AT NO TIME DURING CONSTRUCTION SHALL WATER AND POWER BE TURNED OFF OR DISTURBED TO THE COMMUNITY BUILDING AND THE REST OF THE PARK FACILITY.
11. UPON COMPLETION OF INSTALLATION AND ACCEPTANCE BY THE CITY, AN ESTABLISHMENT PERIOD SHALL COMMENCE, AND UPON WRITTEN VERIFICATION FROM THE INSPECTOR THAT ESTABLISHMENT IS ACCOMPLISHED, A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE. SAID MAINTENANCE SHALL CONCLUDE ONLY AFTER VERIFICATION OF TURF GROWTH, LEAF-OUT, FALL COLOR, FLOWER COLOR, OVERALL PLANT HEALTH, AND WITH CITY ACCEPTANCE OF THE IMPROVEMENTS. MAINTENANCE SHALL INCLUDE WEEDING, IRRIGATION, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, FERTILIZING AND APPLYING SUCH SPRAYS AS ARE NECESSARY FOR PROPER CARE AND UPKEEP. MAINTENANCE ALSO INCLUDES ALL REPAIRS, REPLACEMENT, CLEANING AND ADJUSTING NECESSARY TO KEEP THE IRRIGATION SYSTEM IN GOOD WORKING ORDER WITH PROPER COVERAGE, REQUIRED PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE CITY.
12. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THE WORK. ALL CONSTRUCTION DEBRIS SHALL BE CLEARED FROM THE SITE AT THE END OF EACH DAY.
13. CONTRACTOR'S ON-SITE DUMPSTER MUST BE FROM THE CITY OF RANCHO PALOS VERDES APPROVED COMPANIES.
14. ALL DEMOLISHED ITEMS SHALL BE DISPOSED OF PROPERLY AND IN ACCORDANCE WITH THE PROCEDURES STATED IN THE APPENDIX I, WASTE MANAGEMENT PLANNING FOR CONSTRUCTION AND DEMOLITION (C&D) PROJECTS, OF THE BID DOCUMENTS.
15. APPLICATION OF ANY CHEMICALS SHALL BE BY STATE LICENSED PERSONNEL. ALL PESTICIDE APPLICATIONS REQUIRE A P.C.A. RECOMMENDATION.
16. PRODUCTS THAT ARE DESIGNATED BY THE MANUFACTURER MAY BE SUBSTITUTED BY EQUAL PRODUCTS SUBJECT TO PRIOR APPROVAL OF THE CITY PROJECT MANAGER. SUBSTITUTE AND REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE CITYFIVE (5) BUSINESS DAYS PRIOR TO BID OPENING. SUBMITTALS RECEIVED AFTER THIS DATE WILL BE DISREGARDED.
17. CONSTRUCTION CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY OF ALL PERSONS AND PROPERTY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A CONSTRUCTION SURVEY IF IT IS DEEMED NECESSARY.
19. CONTRACTOR SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (SWPP).
20. INSTALL 5' HIGH SAFETY FENCING AROUND PROJECT AREA PER SPECIFICATIONS.

CONTACTS:

CITY OF RANCHO PALOS VERDES
DEPARTMENT OF PUBLIC WORKS
CITY OF RANCHO PALOS VERDES CITY HALL
30940 HAWTHORNE BLVD.
RANCHO PALOS VERDES, CA 90275
(310) 544-5252 PHONE
(310) 544-5292 FAX

CONTACT:
BINDU VAISH, ASSOCIATE ENGINEER
DEPARTMENT OF PUBLIC WORKS
CITY OF RANCHO PALOS VERDES
(310) 544-5252

LANDSCAPE ARCHITECT:

WITHERS & SANDGREN, LTD.
LANDSCAPE ARCHITECTURE & PLANNING

MAIL:
P.O. BOX 276,
MONTROSE, CA 91021-0276

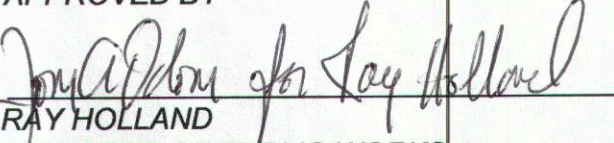
DELIVERIES ONLY:
20948 TULSA STREET,
CHATSWORTH, CA 91311

OFFICE: 818-291-0200 OR 818-882-3519
FAX: 818-882-8394

CONTACT: LACEY WITHERS

SHEET INDEX:

T-0 TITLE SHEET
L-1 IRRIGATION PLAN
L-2 IRRIGATION DETAILS

REVIEW BY STAFF	BY	DATE
TRAFFIC		
WATER		
SEWER		
PLANNING		
APPROVED BY		
		
RAY HOLLAND		
DIRECTOR OF PUBLIC WORKS		
CITY OF RANCHO PALOS VERDES		
DATE 6/15/11		

SHEET TITLE

TITLE SHEET

IRRIGATION WATER SAVINGS
COMPLIANCE PROJECT AT
EAST VIEW PARK
1700 WESTMONT DRIVE
RANCHO PALOS VERDES, CA 90275

PROJECT TITLE

DATE

REVISIONS

1.	2.	3.	4.	5.	6.	7.	8.

DRAWN BY:	DH
CHECKED BY:	LW
PROJECT NO.	0817
DATE:	06/07/2011



SHEET 1 OF 3

T-0

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YOU DIG!



AT LEAST TWO
WORKING DAYS
PRIOR TO
EXCAVATING

SERVING NINE SOUTHERN CALIFORNIA COUNTIES